

DEVELOPMENT SERVICES

2007 Annual Report



Development Services is responsible for the review of preliminary plans for development projects such as land divisions, apartment complexes and commercial and industrial centers. The Clark County Code sets out decision deadlines for the review of these development plans. The attached report provides a summary of Development Services Division's plan review performance for 2007 relative to these deadlines.



During 2007, the Development Services Division met county deadlines **100%** of the time. When Type I decisions issued by the Permit Services Division are added in, the Community Development Department met county deadlines **96%** of the time.

The county maintains a permit tracking system known as Permit Plan. The data contained in this report is drawn from

Permit Plan for the year 2007. The report is organized by type of review (i.e., Type I, II or III review, where the impacts are low for Type I reviews and high for Type III reviews), and includes a pre-application conference and fully complete review summary. This report includes the average time it takes to receive a decision by type of review. It also provides percentages on how often applicants request project holds and the average duration of those holds.

If you have any questions about the report, or have suggestions for improvement, please contact Michael V. Butts, Development Services Manager at (360) 397-2375, Ext. 4137.

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EXECUTIVE SUMMARY

Type I Review Decisions – 21 Day Deadline

Development Services Division:
426 decisions with 426 or **100%** within deadline (includes archaeological)

Permit Services Division:
324 decisions with 276 or **85%** within deadline

Total: 750 decisions with 702 or **94%** within deadline

Type II Review Decisions – 78 Day Deadline

Development Services:
214 decisions with 213 or **100 %** within deadline (does not include SEPA)

Type III Review Decisions – 92 Day Deadline

Development Services:
145 decisions with 143 or **100%** within deadline

Pre-application Conferences

Permit Services-Scheduling
Development Services-report issued:
213 decisions with 213 or **100%** within deadline

Overall Performance

Development Services
(Type I, II & III & Preapps):
998 decisions with 996 or **99.6%** within deadline
Permit Services (Type I):
324 decisions with 276 or 85% within deadline

Total: 1322 decisions with 1272 or **96%** within deadline

CLARK COUNTY DEVELOPMENT SERVICES DIVISION 2007 PERFORMANCE REPORT

TYPE 1 REVIEWS

Permit Services Division:

Total decisions issued:	324
Decisions under 21 days:	276 or
85%	
Average days to decision:	
With holds:	25
Without holds:	13
Total holds placed on apps:	100
Average days on hold:	38
Range of days on hold:	0-462
Range of days to decision:	
With holds:	0-494
Without holds:	0-386
Overall Performance	85%

Combined Performance:

Total decisions issued:	750
Decisions under 21 days:	702 or
94%	
Average days to decision:	
With holds:	20
Without holds:	13
Total holds placed on apps:	142
Average days on hold:	37
Range of days on hold:	0-462
Range of days to decision:	
With holds:	1-473
Without holds:	1-178
Overall Performance	94%

Development Services Division:

Total decisions issued:	426
Decisions under 21 days:	426 or
100%	
Average days to decision:	
With holds:	16
Without holds:	13
Total holds placed on apps:	42
Average days on hold:	35
Range of days on hold:	1-175
Range of days to decision:	
With holds:	7-186
Without holds:	0-21
Overall Performance	100%

Average Days to receive Type 1 Decision:

With Holds:	20
Without Holds:	13

TYPE II REVIEWS

Development Services Division:

Total decisions issued: 214
Decisions under 78 days: 213 or
100%
Average days over deadline: 1
Range of days over deadline: 1
Total holds placed on apps: 83 or
39%
Average days on hold: 74
Range of days on hold: 0-611

Overall Performance – 100%

Average days to receive Type II
decision after fully complete:
With Holds: 94
Without Holds: 65

TYPE III REVIEWS

Development Services Division:

Total decisions issued: 145
Hearings held under 78 days: 145 or
100%
Average days over deadline: 0
Range of days over deadline: 0
Reports issued 15 days b/4 hearing:
145 or
100%
Average days over deadline: 0
Range of days over deadline: 0
Decisions issued under 92 days: 143 or
99%
Average days over deadline: 2
Range of days over deadline: 2
Total holds placed on apps: 83 or
57%
Average days on hold: 60
Range of days on hold: 0-277

Overall Performance – 100%

Average time to issue a Type III
decision after fully complete:
With Holds: 190
Without Holds: 78

PREAPP CONFERENCES

Permit Services - Conference scheduled within 28 days

Total conferences held: 213
Conferences under 28 days: 213
Average days over deadline: 0
Range of days over deadline: 0
Average time to conference: 24
days
Overall Performance 100%

Development Services – Reports issued within 7 days of conference

Number of Reports Issued 213
Reports mailed under 7 days: 213 or
100%
Average days over deadline: 0
Range of days over deadline: 0
Average time to receive report: 7 days
Overall Performance 100%

FULLY COMPLETE REVIEW

Type II & III reviews: **238**
Fully complete: 196
Not fully complete: 42

First determination – FC & NFC

Total FC & NFC: 191
Issued Under 21 Days: **191**
Average Days to Decision:
 With Holds: 23
 Without Holds: 18
Range of Days to Decision:
 With Holds: 1-189
 Without Holds: 1-21

Second Review – FC & NFC

Total FC & NFC: 35
Issued Under 14 Days: **35**
Average Days to Decision:
 With Holds: 10
 Without Holds: 9
Range of Days to Decision:
 With Holds: 13-50
 Without Holds: 1-14

Third Review – FC

Total FC: 12
Issued Under 14 Days: 12
Average Days to Decision:
 With Holds: 8
 Without Holds: 8
Range of Days to Decision:
 With Holds: 1-14
 Without Holds: 1-14

Overall Performance – 100%

Average time to receive FC
determination:
 With Holds: **21**
 Without Holds: **16**

FC 1st review: 157 apps **80%**
FC 2nd review: 27 apps **14%**
FC 3rd review: 23 apps **6%**
Total: 196 apps 100%

Fully Complete Training Program

In an effort to shorten the time needed to gain application completeness (i.e., fully complete) status, Development Services initiated a fully complete training program for the private sector. This program began in February of 2006, resulting in 26 graduates. Under this program, applicants can receive their fully complete reviews within 14 days vs. the standard 21-day review deadline. In addition, we have expanded our practice of calling applicants to request certain information in advance of the review deadline in order to avoid a not fully complete notice.

In 2005, the number of applications determined fully complete within the first 21-day review period was about **50%**. For 2006, with the new training and early calling program, the number of fully complete applications within the first review round totaled 49, of which 37 or **76%** met deadline. For 2007, applications totaled 36, of which 27 or **75%** met deadline.

FC Certified Applications

reviews within 1st round 14 day
deadline – **36 of which 27 met
deadline**

% reviews within 1st round 14 day
deadline: **75%**

FC within 1st review – **27 or 75%**

*Data & Report compiled by: Sonja R. Wiser,
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